

065.0

0005

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

970,600 / 970,600

USE VALUE:

970,600 / 970,600

ASSESSED:

970,600 / 970,600


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		RIDGE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ALMINANA DANIEL A	
Owner 2:	
Owner 3:	

Street 1: 15 RIDGE ST
Street 2:

Twn/City: ARLINGTON
StProv: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: COSMAN LILLIAN S -
Owner 2: -

Street 1: 15 RIDGE ST
Twn/City: ARLINGTON

StProv: MA Cntry:
Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 8,263 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Wood Shingle Exterior and 2908 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8263		Sq. Ft.	Site		0	70.	0.81	12									467,523						467,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8263.000	503,100		467,500	970,600		42019
							GIS Ref
							GIS Ref
							Insp Date
							10/11/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	503,100	0	8,263.	467,500	970,600	970,600	Year End Roll	12/18/2019
2019	101	FV	405,400	0	8,263.	434,100	839,500	839,500		1/3/2019
2018	101	FV	405,400	0	8,263.	434,100	839,500	839,500		12/20/2017
2017	101	FV	405,400	0	8,263.	380,700	786,100	786,100		1/3/2017
2016	101	FV	405,400	0	8,263.	347,300	752,700	752,700		1/4/2016
2015	101	FV	375,100	0	8,263.	307,200	682,300	682,300		12/11/2014
2014	101	FV	375,100	0	8,263.	290,500	665,600	665,600		12/16/2013
2013	101	FV	375,100	0	8,263.	276,500	651,600	651,600		12/13/2012

Parcel ID 065.0-0005-0009.0

!5638!

PRINT

Date	Time
12/10/20	20:29:54

LAST REV

Date	Time
05/08/19	12:00:34

mmcmakin

5638

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COSMAN LILLIAN	44605-1		2/7/2005	Family	674,500	No	No		
	12761-151		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2009	716	Redo Kit	15,000					
4/16/1992	135		34,000					8X45 ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2018	MEAS&NOTICE	BS	Barbara S
4/3/2009	Meas/Inspect	189	PATRIOT
10/8/1999	Meas/Inspect	256	PATRIOT
2/10/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type:	5 - Cape			Full Bath:	1	Rating:	Good	BSMT SINK.														
Sty Ht:	1T - 1 & 3/4 Sty			A Bath:		Rating:																
(Liv) Units:	1	Total: 1			3/4 Bath:	1	Rating:	Good														
Foundation:	1 - Concrete			A 3QBth:	1	Rating:	Very Good															
Frame:	1 - Wood			1/2 Bath:		Rating:																
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:																
Sec Wall:		%			OthrFix:	1	Rating:	Average														
Roof Struct:	1 - Gable			OTHER FEATURES																		
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good															
Color:	BROWN			A Kits:		Rating:																
View / Desir:				Fpl:	2	Rating:	Good															
GENERAL INFORMATION				WSFlue:		Rating:																
Grade:	C+ - Average (+)			CONDOS INFORMATION																		
Year Blt:	1939	Eff Yr Blt:			Location:																	
Alt LUC:		Alt %:			Total Units:																	
Jurisdct:	G11	Fact: .			Floor:																	
Const Mod:				% Own:																		
Lump Sum Adj:				Name:																		
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN										
Avg Ht/FL:	STD			Phys Cond:	VG - Very Good	4.6	%	Exterior:		No Unit	RMS	BRS	FL									
Prim Int Wall:	2 - Plaster			Functional:		%		Interior:		1	8	5										
Sec Int Wall:		%			Economic:		%	Additions:														
Partition:	T - Typical			Special:		%	Kitchen:															
Prim Floors:	3 - Hardwood			Override:		%	Baths:															
Sec Floors:		%			Total:	4.6	%	Plumbing:														
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:														
Subfloor:				Basic \$ / SQ:	105.00	COMPARABLE SALES				Heating:												
Bsmnt Gar:					Size Adj.:	1.08704472	Rate	Parcel ID	Typ	Date	Sale Price	Totals										
Electric:	3 - Typical			Const Adj.:	0.99989998						1	8	5									
Insulation:	2 - Typical			Adj \$ / SQ:	114.128																	
Int vs Ext:	S			Other Features:	118020																	
Heat Fuel:	2 - Gas			Grade Factor:	1.10																	
Heat Type:	1 - Forced H/Air			NBHD Inf:	1.00000000																	
# Heat Sys:	1				NBHD Mod:																	
% Heated:	100				LUC Factor:	1.00																
Solar HW:	NO				Adj Total:	527360																
% Com Wall:					Depreciation:	24259																
					Deprecated Total:	503102																
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:														
Make:				Juris. Factor:	1.00			Before Depr:	125.54													
Model:				Special Features:	0			Val/Su Net:	108.45													
Serial #:				Final Total:	503100			Val/Su SzAd:	209.41													
Year:				PARCEL ID	065.0-0005-0009.0										IMAGE							
Color:																		AssessPro Patriot Properties, Inc				
SPEC FEATURES/YARD ITEMS																						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
More: N					Total Yard Items:													Total:				
Total Special Features:																						